



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY - OCTOBER 18, 2023 - 12:00 PM

Exciting Real Estate Opportunity!

**AUCTION #1: 11,800 SF Pre-Engineered Steel Free Span Building
Built In 2017 On 3 Acres - Room for Expansion
Public Sewer and Water**

**AUCTION #2: Two-Story, 3-Bedroom Home On Half Acre
Village of Fredericksburg - Wayne Co. - Southeast LSD**

Absolute auction, all sells to the highest bidders on location:

594 N Mill St., Fredericksburg, OH 44627

Directions: From Fredericksburg, OH head North on N. Mill St for one half mile to auction. Watch for KIKO signs.



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Auction #1: 594 N. Mill St., Fredericksburg, OH

Improvements include 80'x144' pre-engineered steel free span building, built in 2017, 20-foot eaves, exterior walls are 4-inch foam injected metal panels and 24 ga. standing seam roof panels on 8" fiberglass insulation. Interior walls are steel framed and insulated. The receptionist area, lunchroom and his/her bathrooms finished w/ sound proofing and drywall. There is a 1,500 sq. ft. 2nd story storage room. The processing, warehouse, and cooler area walls also 4" foam injected metal panels. The 28x80 truck drive bay has two 14x14 OH doors and block firewall separating from main part of building. The cooler/freezer room is 28x80 w/ two truck docks w/ 8x8 OH doors. Main section of building has two truck docks w/ 8x8 OH doors. Other highlights include 480 volt, 3 phase underground electric, public water, sewer, and gas. All on approx. 3 acres w/ ample aggregate parking and preplanned excavation for future building expansion.

The equipment currently in the building includes but not limited to the following: milk receiving equip.; cooling plates; silos and tanks; cip; separator; pasteurizer; homogenizer; blending equip.; fillers; casers; case washers; bottle washers; freezer; air compressors; conveyors; etc. To be offered to the successful buyer of real estate first for a lump sum and if buyer declines it will be sold piece meal at an online auction before closing.

This building is adaptable to a multitude of uses, including warehousing, manufacturing, food grade uses, retail, etc. Wayne County parcel #s include 46-00427.000, 46-00011.000, 46-00061.000. Current real estate taxes per half year are \$6,977.44.



Auction #2: 570 N. Mill St., Fredericksburg, OH

Two-story, vinyl sided 3-bedroom home w/ gas heat and central A/C, public utilities, on half acre. Adjoins auction #1. Parcel #46-00101.000. Real estate per half year taxes are \$921.59.

Note: Call Auctioneer today for showing times and dates. Ask how you can use your current property to buy this one.

Terms On Real Estate: NO BUYER'S PREMIUM. 10% down auction day OR seller financing available. Terms of seller financing are 25% down, 8% simple interest, 15-year amortization, balloon payment in 9 years, seller secured by mortgage and promissory note. Bank financing available to qualified bidders. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as Separate Parcels and not to be offered as an Entirety.

Auction By Order Of: Plough Holdings, LLC

